



PLANNING BOARD
TOWN OF EAST KINGSTON
NEW HAMPSHIRE

2005-2006:
James Roby Day, Jr., Chairman
Richard A. Smith, Sr., Vice Chairman

MINUTES
(Site Walk Meeting of 8 October 2005)

AGENDA:

10:00AM- **Continued Public Hearing** for Glenn and Kathleen Clark, 21 Burnt Swamp Road (MBL 10-4-8), involving a site walk of the property where a 12-lot cluster subdivision is proposed (PB#05-07).

CALL TO ORDER: Members of the Planning Board and the applicant's engineers gathered on the property at 10:00AM.

ROLL CALL: Mr. Day noted the following present:

Members present – Mrs. CE Belcher, Chairman JR Day, Mr. RF Morales, and Ex-officio
Alternate members present – Mr. JD Burton, and Mr. EA Lloyd
Advisors present – Mr. LK Smith, Chairman, East Kingston Conservation Commission

CONTINUED PUBLIC HEARING FOR A SITE WALK OF EAST KINGSTON PARCEL MBL 10-4-8 (PB#05-07).

Mr. Day noted that none of the public was present in the decidedly inclement weather. Mr. Kenneth A. Berry, LLS, and Mr. Scott Cole, engineers with *Beals Associates, PLLC*, Exeter, New Hampshire, proceeded to guide the Board members over the terrain where a 12-lot cluster subdivision is proposed.

Board members observed disturbed terrain from a commercial sand and gravel excavation, evidence of significant drainage run-off effects in and around the disturbed areas, and the effect on overall drainage from a logging road used to reach the top portion of Morse Hill. Members noted once again that the Planning Board has never been presented with a reclamation plan for the excavation, as is required by New Hampshire statute.

Mr. Berry suggested that the drainage and reclamation questions associated with the excavation area should be addressed to the Board's satisfaction with the proposed plan's implementation, thereby satisfying the applicant's duty to provide a reclamation plan.

In the course of the site walk, each of the proposed lots were examined by the Board members for the intended locations of dwelling and septic system components. It was apparent that several proposed lots on the steeper sloped areas of Morse Hill would require multiple switchbacks to reach terrain suitable for dwelling construction. Mr. LK Smith noted that such switchbacks would necessitate significant cuts in the hillside, with retainer walls for erosion control. He further noted that such driveway construction would virtually destroy the hillside vegetation, disrupting the natural terrain contour, and necessitating site specific drainage designs integrated with the overall drainage plan.

The Board noted that a butters had voiced concern about run-off into basements and onto Burnt Swamp Road. The existing drainage system appeared to consist of one drainage sump and culvert which runs underneath the road, and Mr. Berry suggested the culvert might be clogged, causing back-up. The size of the culvert could not be determined, and Mr. Berry suggested the applicant could ensure it was cleared and functioning.

At the conclusion of the site walk, Mrs. Belcher noted her concerns included 1) the improperly constructed and tended logging road that focuses drainage, increasing erosion, 2) the extent of the excavation area which might not be reclaimed simply by the plan's implementation, 3) the steepness of the rising terrain for many of the proposed lots on Morse Hill, and 4) the lack of a statutorily required reclamation plan.

Mr. Day thanked Messrs. Berry and Cole for a most enlightening look at the property under weather conditions which nicely highlighted and confirmed the issues and questions of Board members and abutters.

ADJOURNMENT: The site walk was concluded at approximately 11:00AM.

Respectfully submitted,

James Roby Day
Minutes approved 10 November 2005